

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-09B-02403	DATE 7 May 2012	PAGE 1 of 3
ADDRESS OF PREMISES 19809 Prairie Street, Chatsworth, CA 91311-6504			

THIS AGREEMENT, made and entered into this date by and between 3300 Wesix, LLC

whose address is: 3424 Wilshire Blvd, Suite 1200
Los Angeles, CA 90010,

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to establish beneficial occupancy and set the termination date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 26, 2012, as follows:

Paragraph 4 is hereby deleted and replaced in its entirety:


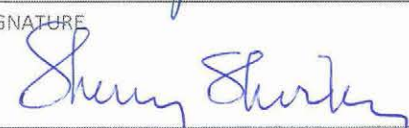
4. The Government may terminate this lease in whole or in part effective at any time after March 26, 2022 by giving at least ninety (90) days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 9 is hereby deleted and replaced in its entirety:

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 26, 2012 thru March 25, 2027, subject to termination and renewal rights as may be hereinafter set forth in accordance with the Paragraph 5.14 entitled "Lease Commencement."

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

OWNER	
SIGNATURE 	NAME OF SIGNER David Lee
IN PRESENCE OF (SIGNATURE) 	TITLE OF SIGNER Director of JPB Partners, Inc; managing member of 3300 Wesix, LLC
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER: Sherry Shirkey
	OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER

Paragraph 10 is hereby deleted and replaced in its entirety:

10. The Government shall pay the Lessor annual rent as follows:

- A. For year one (1), the annual rent of \$1,368,350.55 (consisting of \$804,420.00 (\$18.00rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$114,029.21 per month in arrears. Figures stated DO NOT include the three (3) month shell rent abatement of \$201,105 (\$67,035.00 month X 3 months).
- B. For year two (2), the annual rent of \$1,392,483.15 (consisting of \$828,552.60 (\$18.54rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$116,040.26 per month in arrears.
- C. For year three (3), the annual rent of \$1,417,509.55 (consisting of \$853,579.00 (\$19.10rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$118,125.80 per month in arrears.
- D. For year four (4), the annual rent of \$1,442,982.85 (consisting of \$879,052.30 (\$19.67rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$120,248.57 per month in arrears.
- E. For year five (5), the annual rent of \$1,469,349.95 (consisting of \$905,419.40 (\$20.26rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$122,445.83 per month in arrears.
- F. For year six (6), the annual rent of \$1,496,610.85 (consisting of \$932,680.30 (\$20.87rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$124,717.57 per month in arrears.
- G. For year seven (7), the annual rent of \$1,524,765.55 (consisting of \$960,835.00 (\$21.50rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$127,063.80 per month in arrears.
- H. For year eight (8), the annual rent of \$1,553,367.15 (consisting of \$989,436.60 (\$22.14rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$129,447.26 per month in arrears.
- I. For year nine (9), the annual rent of \$1,582,862.55 (consisting of \$1,018,932.00 (\$22.80rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$131,905.21 per month in arrears.
- J. For year ten (10), the annual rent of \$1,613,251.75 (consisting of \$1,049,321.20 (\$23.48rsf) shell rent, Operating Cost of \$275,737.30 (\$6.17rsf) and \$288,193.25 (\$6.45rsf) Amortized Tenant Improvements) at the rate of \$134,437.65 per month in arrears.
- K. For year eleven (11), the annual rent of \$1,356,341.50 (consisting of \$1,080,604.20 (\$24.18rsf) shell rent and Operating Cost of \$275,737.30 (\$6.17rsf)) at the rate of \$113,028.46 per month in arrears.
- L. For year twelve (12), the annual rent of \$1,388,965.20 (consisting of \$1,113,227.90 (\$24.91rsf) shell rent and Operating Cost of \$275,737.30 (\$6.17rsf)) at the rate of \$115,747.10 per month in arrears.
- M. For year thirteen (13), the annual rent of \$1,422,482.70 (consisting of \$1,146,745.40 (\$25.66rsf) shell rent and Operating Cost of \$275,737.30 (\$6.17rsf)) at the rate of \$118,540.23 per month in arrears.
- N. For year fourteen (14), the annual rent of \$1,456,894.00 (consisting of \$1,181,156.70 (\$26.43rsf) shell rent and Operating Cost of \$275,737.30 (\$6.17rsf)) at the rate of \$121,407.83 per month in arrears.
- O. For year fifteen (15), the annual rent of \$1,492,199.10 (consisting of \$1,216,461.80 (\$27.22rsf) shell rent and Operating Cost of \$275,737.30 (\$6.17rsf)) at the rate of \$124,349.93 per month in arrears.
- P. Rent for a lesser period shall be prorated. Rent shall be payable to:

3300 Wesix, LLC
3424 Wilshire Blvd, Suite 1200
Los Angeles, CA 90010

Initials:  & 
Lessor Government

Paragraph 16 is hereby deleted in its entirety and replaced with the following:

16. 24 HOUR ROOMS: The Overtime Usage rate specified in Paragraph 15 of the lease contract shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day as specified by the Lease. The charges for heating and cooling of these areas shall be provided at the rate of \$13,100.00 per year.

Paragraph 22 is hereby deleted in its entirety and replaced with the following:

22. COMMISSION AND COMMISSION CREDIT:

The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 10 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the Fourth month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Fourth Month's Rental Payment \$1 14,029.21 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

Fifth Month's Rental Payment \$1 14,029.21 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent.

Sixth Month's Rental Payment \$1 14,029.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent.

For the remainder of the lease term, the amount of the rent shall be in accordance with paragraph 10 of this GSA Form 276.

All other terms and conditions of the lease shall remain in force and effect.

Initials: ab & SS
Lessor Government